

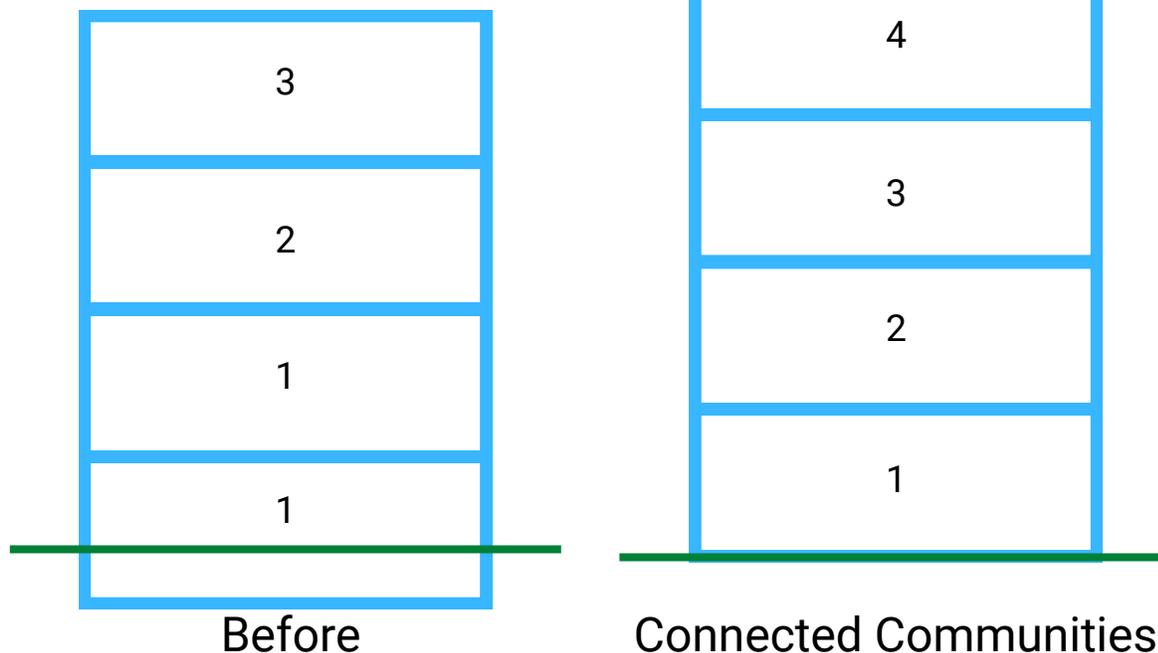
# Accessibility Zoning Bonus

In RS-3, RT-3.5, and RT-4 zones, Connected Communities creates a zoning incentive for developers to build units that are accessible to people with mobility-related disabilities.

Specifically, in these zones—regardless of whether or not they are located in a TOD-eligible area—ground floor Type A accessible units do not count against either Minimum Lot Area per unit calculations, or Floor Area Ratio calculations.

In addition, in RT-4 zones, developments in which at least 25% of the dwelling units are Type A accessible increase their allowed height from 38 feet to 42 feet.

Finally, developments that take advantage of the MLA per unit or FAR incentives above have parking flexibility, whether or not they are located in a TOD-eligible area. These developments' parking requirements will be one space per eight feet of lot frontage, regardless of the number of units on the property, except that the requirement cannot be more than one space per unit. In addition, every one accessible space counts as two spaces.



## Example:

A developer on an RT-4 parcel intends to build a three-flat. Under the previous code, she would have planned a three-story, three-unit building with a half-basement.

Under Connected Communities, the developer can plan a four-story building with one unit per floor, as long as the ground floor unit is Type A accessible. On a 25 foot lot, only three parking spaces are required. The developer builds four units with two parking spaces, which is possible because one of the parking spaces is accessible and therefore counts for two spaces.